

REPUBLIC RANCHES LLC

Our Legacy is in the Land

SIERRA VISTA RANCH

125± Acres | \$690,000 | Kimble County, Junction, TX

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DESCRIPTION

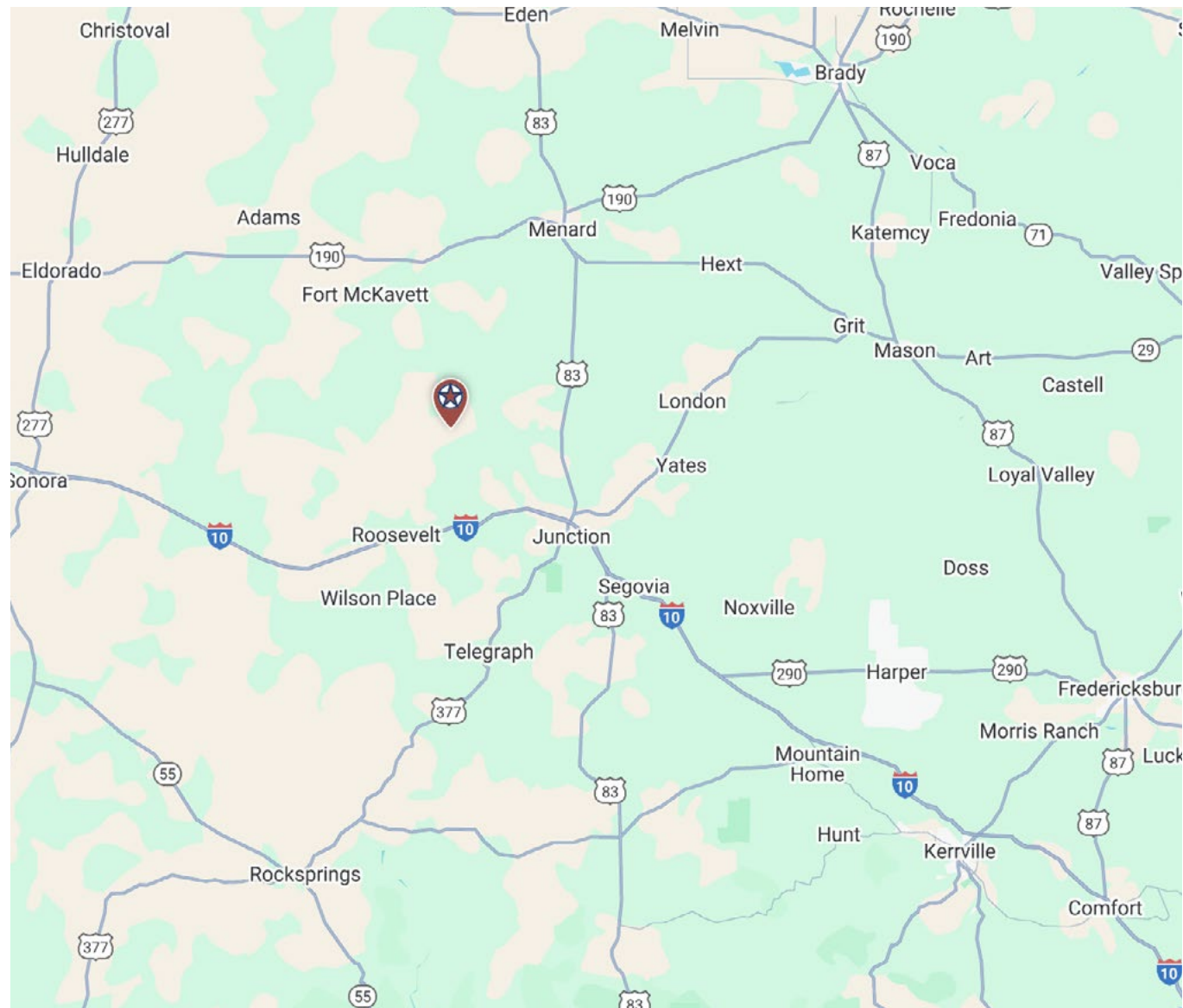
Sierra Vista Ranch is a 125-acre property that offers a unique opportunity to own a piece of the Texas Hill Country. With stunning panoramic views and a range of essential improvements already in place, this ranch is well-suited for those looking to build a private retreat, enjoy exceptional hunting, or simply invest in a versatile piece of land.

ASSOCIATE CONTACT

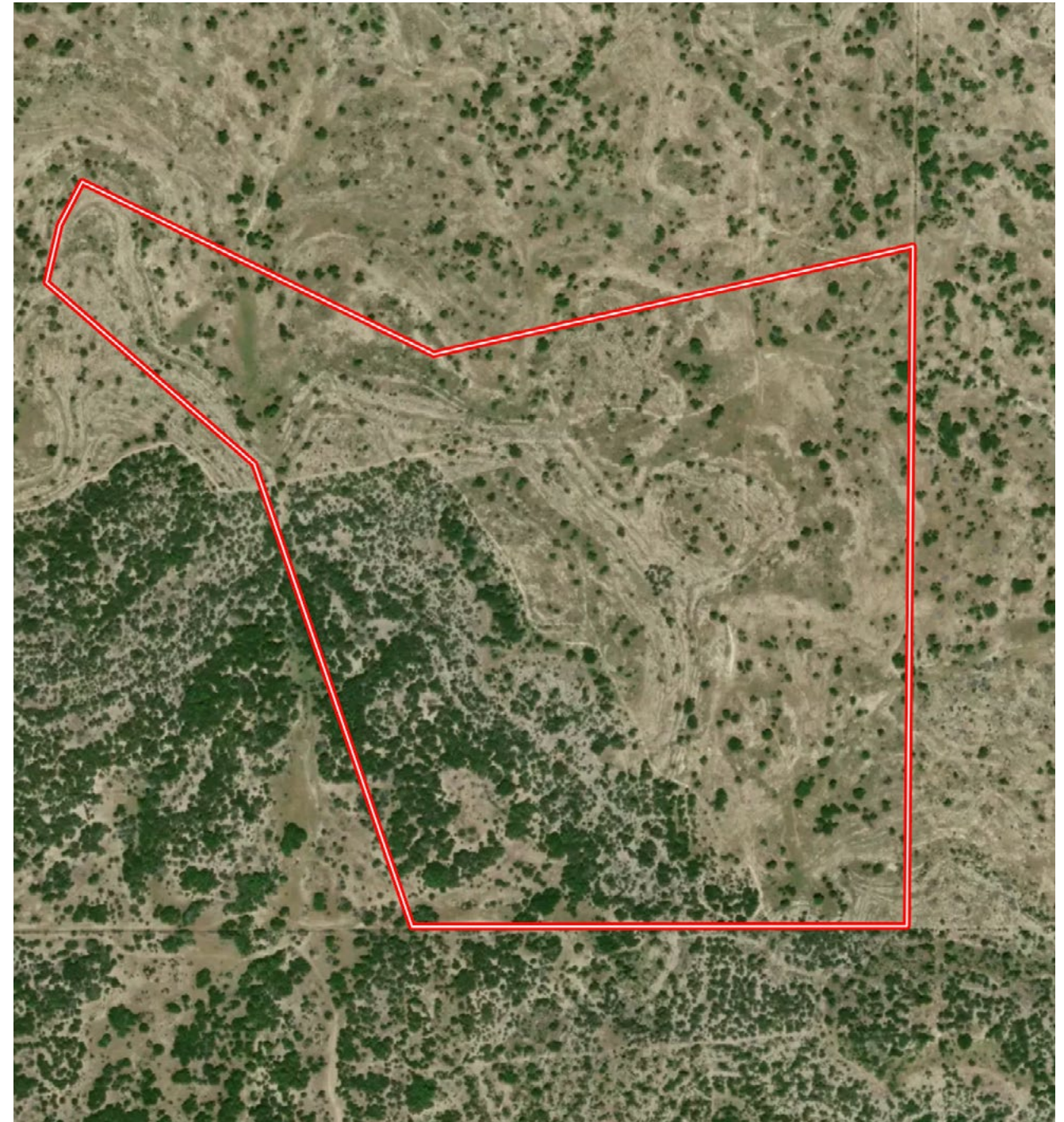
RYAN MOODY
Sales Associate
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LOCATION

Located just 12 miles outside of Junction, Texas, Sierra Vista Ranch is situated within the high-fenced ranch community of The Dominion. This location provides the perfect balance of seclusion and accessibility, allowing for easy access to nearby amenities while offering the tranquility of rural living.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Sierra Vista Ranch features diverse topography with rolling hills that provide panoramic views from our favorite build site. Habitat management has been performed on about half of the property offering open spaces, while the remaining half retains its natural brush, creating foraging and shelter habitats for wildlife. The land is carefully managed to support the populations of native and exotic game found at Dominion and on Sierra Vista. The Dominion, as a whole, is managed for wildlife ensuring that the environment remains ideal. The wet season pond further enhances the habitat, supporting a variety of plants and animals.

WILDLIFE

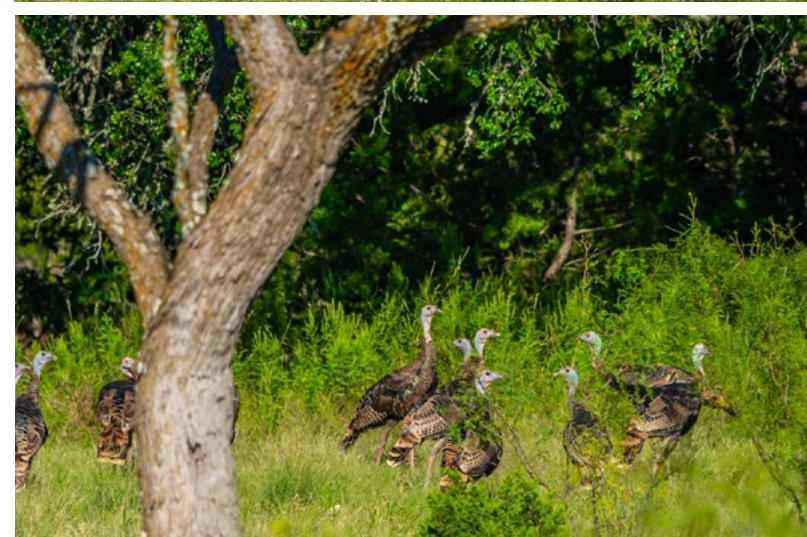
Sierra Vista Ranch is part of a comprehensive wildlife management program, ensuring a thriving population of game. The property is home to white-tailed deer, axis deer, blackbuck antelope, fallow deer, and an ample number of hogs. These species make the ranch a prime location for hunting and wildlife observation year-round.

IMPROVEMENTS

Significant improvements have already been made to the property. To enter The Dominion you will need clicker or keycode access to get through a well-lit electric gate, providing enhanced privacy and security. Sierra Vista Ranch also features milled roads, offering a smooth ride throughout the property, a functioning water well, and power, all ready for use at the prime build location.

WATER

The ranch is equipped with a reliable water source, thanks to the tapped and functioning well that serves the property. Additionally, a wet season pond is located on the land, which not only enhances the natural habitat but also offers potential for further water development if desired.



ELECTRICITY

Power has already been extended to a fantastic build site, making it easier for future development by a new owner. Whether you plan to build a home or other structures, the availability of electricity on-site is a significant advantage.

AREA HISTORY

Texas ranching. Junction, Texas, nearby, is known for its friendly community and deep agricultural heritage, making this region a blend of historical significance and modern-day rural living.

The ranch is subject to common sense CCR's.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Moody	794806	ryan@republicranches.com	512-940-8194
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IARS 1.0

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas, Oklahoma, Colorado, Louisiana, Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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